



Meeting Minutes for the Parks, Recreation
and Cultural Services Board / Tree Board
Regular Meeting

February 27, 2014
7:00 p.m.

Shoreline City Hall
Room 303

1. Call to Order/Attendance

The meeting was called to order by Vice Chair Sycuro at 7:00 p.m.

Park Board Members Present: Jesse Sycuro, John Hoey, Christine Southwick, Betsy Robertson, Kevin McAuliffe, Garry Lingerfelt, Vadim Dolgov

Excused absence: Katie Beth

City Staff Present: Dick Deal, Director; Maureen Colaizzi, Parks Projects Coordinator; Kirk Peterson, Parks Maintenance Superintendent; Mary Reidy, Recreation Superintendent; Ros Bird, Public Art Coordinator; Lynn Gabrieli, Administrative Assistant III

2. Approval of Agenda: Vice Chair Sycuro called for a motion to approve the agenda as written. So moved by Mr. Hoey and seconded by Mr. Lingerfelt. The motion carried.

3. Approval of Minutes: Vice Chair Sycuro called for the motion to approve the January, 2014 minutes as written. So moved by Mr. Lingerfelt and seconded by Mr. McAuliffe. The motion carried.

4. Public Comment
None

5. Comments from the Board

Ms. Southwick reported on the installation of owl boxes in several area parks. A banding project is scheduled in conjunction with Shoreline Community College.

Mr. Sycuro reported on the Public Art Subcommittee meeting that was held just prior to the Board meeting. In attendance from the Board were Mr. Sycuro, Ms. Southwick, and Ms. Robertson. The meeting was led by Ros Bird, Public Art Coordinator.

6. Staff Reports

Kirk Peterson, Parks Maintenance Superintendent, reported on the following:

- Installation of owl boxes,
- Eastside dog park volunteer cleanup,
- Ball field renovations,
- A wind storm at Ballinger Open Space resulted in a fallen alder tree. Mr. Peterson illustrated the snag that was left by the maintenance crew to encourage habitat,
- Power washing the tennis courts.

Mary Reidy, Recreation Superintendent, reported on the following:

- Youth and Teen Development has launched a new music program called (REC)ord,
- Rec N Crew volunteered at the local food bank,
- The pool is closed for annual maintenance over a two week period. Short-term projects resulting from the pool assessment are being addressed during this time,
- Mid-winter Camp Shoreline was full. This will be the last year that summer Camp Shoreline will be held at Meridian Park. City staff will be looking for an alternate location,
- 165 students who are enrolled in Youth Dance are preparing for a May 31 recital in the new Shorewood High School Theater.

Maureen Colaizzi, Park Development Coordinator, reported on the following:

- ShoreDog has held several recent meetings and events to determine their future direction,
- UW student work parties have begun at RBSW Park,
- Plots are under construction at the community garden at Sunset School Park. The plots were assigned via lottery on Monday, February 24th. There is now a wait list of 24 people,
- Bids go out late March for the Echo Lake Project.

Ros Bird, Public Art Coordinator

- The City will be issuing four calls for artists:
 - Sunset School Park: creative entry way to the new park. The Friends of Sunset Park will fund this project at \$10,000,
 - Sculpture Stroll: year-long loans of significant sculpture,
 - From the Ground Up: outdoor temporary sculpture made from recycled materials,
 - Piano Time: piano painters for up to 6 new donated pianos
- Deadlines are all in early April.

7. Unfinished Business

Urban Forest Strategic Plan, Consultant Elizabeth Walker

Ms. Walker has reviewed all of the feedback about the Urban Forest Strategic Plan (Plan) gathered at the January Open House including comments on the Matrix, comment forms submitted electronically and in person, feedback on the Vision and Mission Statements, and all additional feedback received by the City in all forms. All feedback is available in the February online agenda packet.

Major themes from the comments were identified:

- Public vs. private trees
 - The intent of the UFSP is to address public rather than private trees. Private property issues will not be included.
- The Street Tree List
 - Issues such as tree risk management and the safety of people in public areas
- The need for coordination between the City and public utilities

Ms. Walker referred to the revised Matrix (included as Attachment A to minutes) and the revised Priorities sheet (included as Attachment B to minutes), both of which incorporate public comment. She reviewed the Matrix with the Board and staff, clarifying particular points of public confusion:

- "Relative Canopy Cover" refers to the climate-appropriate tree cover across the community. According to this definition Shoreline meets this criterion.
- "Species Distribution" refers to the diversity within the street tree population to ensure canopy health. As trees fail in the ROW they may be replaced by trees that are not represented in such abundance to move toward the diversity desired.

- Language in the Matrix related to private trees has been removed to clarify the intention of the Matrix to focus only on public trees. The City's planning process contains regulations regarding private property. Open house comments revealed public concern that this Plan will further regulate private property rights.

Ms. Walker led the Board through a conversation about the Draft Vision and Mission Statements included in the Agenda Packet.

Next Steps: Ms. Walker will compile the feedback into a draft Plan which will come back to the Board for discussion at the March meeting. A second public meeting is scheduled for April 8, 2014 to hear comments about the Plan. The Council will review the Draft on April 28, 2014 with final Council approval anticipated in May. An application for additional funding from DNR to implement the first phase of the UFSP has been submitted.

(Mr. Deal requested a change in the Agenda to move the Shoreline Pool Assessment to the next item in the agenda. Vice Chair Sycuro agreed.)

Shoreline Pool Assessment, Geoff Anderson, ORB Architects

Final draft recommendations for short and long-term major capital improvements were presented (Attachment C). The final report will include all of the information gained from the investigation plus the projects already completed by the pool staff. Short-term improvements are intended to extend the life of the pool by 5 years, mid-term improvements for 6-20 years, and long-term for the next 20 to 25 years. A final report is anticipated in May.

195th Street Trail, John Vicente, Capital Projects Manager

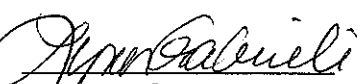
Trail Corridor funding was identified in the 2006 Parks Bond. The original 2.5 million has largely been spent; this project will complete this bond fund. The project involves a 10 to 12 foot wide separated trail between 1st and 5th Ave NE. This is the last piece of the connectors between the IUT and the Burke Gilman Trail. \$317,000 in grant monies and \$150,000 in bond monies are available. Mr. Vicente presented the study's most recent findings and drawings. Previous pavement will likely be used to save cost. Project is currently in design with expected completion of design in summer of 2014. Construction is anticipated for fall, 2014 and completion early in 2015.

8. New Business

Approval of kiosk at Hillwood Park, Ann Erickson, Chair of the Hillwood Neighborhood Association
A 2012 CleanScapes award is the funding source for a kiosk at Hillwood Park. The four surrounding neighborhoods are free to use it to publicize events, meetings and notices. The proposed location is near the play and exercise equipment along the path through the park. ***Vice Chair Sycuro called for the motion to approve the new kiosk at Hillwood Park. So moved by Ms. Robertson and seconded by Ms. Southwick. The motion carried.***

9. Adjournment

Hearing no further business Vice Chair Sycuro called for the motion to adjourn. So moved by Mr. McAuliffe. The meeting of the PRCS Board adjourned at 9:00 p.m.

	
Signature of Chair	Signature of Minute Writer
Katie Beth	Lynn Gabrieli
3/27/14	3-27-14
Date	Date

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Urban Forest Strategic Plan Draft Vegetative Resource Criteria and Indicators

Criteria	Performance Indicator Spectrum				Key Objective	Green = Desired Level Orange = Top Objective
	Low	Moderate	Good	Optimal		
1. Relative Canopy Cover	The existing canopy cover equals 0-25% of the potential - available planting space.	The existing canopy cover equals 25-50% of the potential.	The existing canopy cover equals 50-75% of the potential.	The existing canopy cover equals 75-100% of the potential.	Achieve climate-appropriate degree of tree cover, community-wide	*
2. Age distribution of trees in the community	Any diameter class (size range equating to age) represents more than 75% of the tree population.	Any diameter class represents between 50% and 75% of the tree population.	More than 50% of the tree population.	25% of the tree population is in each of four diameter classes.	Provide for uneven-aged distribution city-wide as well as at the neighborhood level.	
3. Species suitability	Less than 50% of trees are of species considered suitable for the area.	50% to 75% of trees are of species considered suitable for the area.	More than 75% of trees are of species considered suitable for the area.	All trees are of species considered suitable for the area.	Establish a tree population suitable for the urban environment and adapted to the regional environment.	*
4. Species distribution	Fewer than 5 species dominate the entire tree population city-wide.	No species represents more than 20% of the entire tree population city-wide.	No species represents more than 10% of the street tree population.	No species represents more than 10% of the entire tree population at the neighbourhood level.	Establish a genetically diverse tree population city-wide as well as at the neighborhood level.	
5. Condition of Publicly-managed Trees (including ROW trees)	No tree maintenance or risk assessment. Request based/reactive system. The condition of the urban forest is unknown	Sample-based inventory indicating tree condition and risk level is in place.	Complete tree inventory which includes detailed tree condition ratings.	Complete tree inventory which includes detailed tree condition and risk ratings.	Detailed understanding of the condition and risk potential of all publicly-managed trees	*

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No information about publicly-owned natural areas.	Publicly-owned natural areas identified in a "natural areas survey" or similar document [PROS plan].	The level and type of public use in publicly-owned natural areas is documented	The ecological structure and function of all publicly-owned natural areas are documented through an Ecosystem Analysis and included in the city-wide GIS	Detailed understanding of the ecological structure and function of all publicly-owned natural areas.	
No program of integration	Voluntary use of native species on publicly and privately-owned lands; invasive species are recognized.	The use of native species is encouraged on a project-appropriate basis in actively managed areas; invasive species are recognized and discouraged; some planned eradication.	Native species are specified where appropriate in publicly managed areas; invasive species are aggressively eradicated	Preservation and enhancement of local natural biodiversity, where appropriate.	*

6. Publicly-owned natural areas (e.g. woodlands, sensitive areas, etc.)

7. Native vegetation

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Urban Forest Strategic Plan
Draft Resource Management Criteria and Indicators

Criteria	Performance Indicator Spectrum				Key Objective	
	Low	Moderate	Good	Optimal		
1. Tree Inventory	No inventory	Complete or sample-based inventory of publicly-owned trees	Complete inventory of publicly-owned trees AND sample-based inventory of privately-owned trees.	Complete inventory of publicly-owned trees [400 sample-based inventory of privately-owned trees] included in city-wide GIS.	Comprehensive inventory of the tree resource to direct its management. This includes: age distribution, species mix, tree condition, risk assessment.	*
2. Canopy Cover Assessment	No inventory	Visual assessment	Sampling of tree cover using aerial photographs or satellite imagery; 1-Tree;	Mapped urban tree cover using aerial photographs or satellite imagery included in city-wide GIS.	High resolution assessments of the existing and potential canopy cover for the entire community.	C
3. City-wide management plan	No plan	Existing plan limited in scope and implementation	Comprehensive plan for publicly-managed forest resources accepted and implemented.	Strategic multi-tiered plan for public and privately-managed forest with adaptive management mechanisms.	Develop and implement a comprehensive urban forest management plan for public property.	*
4. Municipality-wide funding	Funding for only emergency reactive management	Funding for some proactive management to improve the public portion of urban forest.	Funding to provide for a measurable increase in urban forest benefits.	Adequate private and public funding to sustain maximum urban forest benefits.	Develop and maintain adequate funding to implement a city-wide urban forest management plan	*

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5. City staffing	No staff.	Limited trained or certified staff.	Certified arborists and professional foresters on staff with regular professional development.	Multi-disciplinary team within an urban forestry program.	Employ and train adequate staff to implement city-wide urban forestry plan	*
6. Tree establishment, planning and implementation	Tree establishment is ad hoc (no plan or budget)	Limited tree establishment occurs on an annual basis with minimal budget.	Tree establishment is directed by needs derived from a tree inventory or strategy	Tree establishment is directed by needs derived from a tree inventory and is sufficient to meet canopy cover objectives (see Canopy Cover criterion in table 1).	Urban Forest renewal is ensured through a comprehensive tree establishment program driven by canopy cover, species diversity, and species distribution objectives	*
7. Maintenance of publicly-owned, intensively managed trees (not open space)	No maintenance of publicly-owned trees	Publicly-owned trees are maintained on a request/reactive basis. No systematic (block) pruning.	All publicly-owned trees are systematically maintained on a cycle longer than five years; all immature trees are structurally pruned	All mature publicly-owned trees are maintained on a 5-year cycle. All immature trees are structurally pruned.	All publicly-owned, intensively managed trees are maintained to maximize current and future benefits. Tree health and condition ensure maximum longevity.	
8. Tree Risk Management	No tree risk assessment/remediation program. The condition of the urban forest is unknown	Sample-based tree inventory which includes general tree risk information; Request based/reactive risk abatement system.	Complete tree inventory which includes detailed tree failure risk ratings; risk abatement program is in effect; reduction of hazards with a maximum of one month from confirmation of hazard potential	Complete tree inventory which includes detailed tree failure risk ratings; risk abatement program is in effect; eliminating hazards within a maximum of one week from confirmation of hazard potential.	All publicly-owned trees are managed with safety as a high priority.	*

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9. Tree Protection Policy Development and Enforcement	No tree protection policy	Policies in place to protect public trees.	Policies in place to protect public and private trees with enforcement desired.	Integrated municipal wide policies that ensure the protection of trees on public and private land are consistently enforced and supported by significant deterrents, education component included in process.	The benefits derived from large-stature/mature trees are ensured by the enforcement of municipal wide policies.
10. Publicly-owned natural areas management planning and implementation	No stewardship plans or implementation in effect.	Reactionary stewardship in effect to facilitate public use (e.g. hazard abatement, trail maintenance, etc.)	Stewardship plan in effect for each publicly-owned natural area to facilitate public use (e.g. hazard abatement, trail maintenance, etc.)	Stewardship plan in effect for each publicly-owned natural area focused on sustaining the ecological structure and function of the feature.	The ecological structure and function of all publicly-owned natural areas are protected and, where appropriate, enhanced.

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Urban Forest Strategic Plan Draft Community Framework Criteria and Indicators

Criteria	Performance Indicator Spectrum				Orange = Top Objective	
	Low	Moderate	Good	Optimal	Green = Desired Level	Key Objective
1. Public agency cooperation (inter-departmental and with utilities)	No communication or conflicting goals among departments and or agencies.	Common goals but no coordination or cooperation among departments and/or agencies.	Informal teams among departments and or agencies are functioning and implementing common goals on a project-specific basis.	Municipal policy implemented by formal interdepartmental/interagency teams on all municipal projects.		Ensure all city department cooperate with common goals and objectives *
2. Involvement of large institutional land holders (ex. hospitals, campuses, utility corridors)	No awareness of issues	Educational materials and advice available to landholders.	Clear goals for tree resource by landholders. Incentives for preservation of private trees.	Landholders develop comprehensive tree management plans (including funding).		Large private landholders embrace city-wide goals and objectives through specific resource management plans.
3. Green industry cooperation	No cooperation among segments of the green industry (nurseries, tree care companies, etc.) No adherence to industry standards.	General cooperation among nurseries, tree care companies, etc.	Specific cooperative arrangements such as purchase certificates for high trees in the right places.	Shared vision and goals including the use of professional standards.		The green industry operates with high professional standards and commits to city-wide goals and objectives.
4. Neighborhood action	No action	Neighborhood associations/HOA's exist but are minimally engaged or a limited number are engaged.	Citywide coverage and interaction. Neighborhood associations are engaged with the plan (education, advocacy, stewardship).	All neighborhoods/HOA's organized and cooperating.		At the neighborhood level, citizens understand and cooperate in urban forest management. *

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5. Citizen-municipality-business interaction	Conflicting goals among constituencies	No interaction among constituencies.	Informal and/or general cooperation <i>exists</i> to improve relationships with businesses	Formal interaction e.g. Tree board with staff coordination.	All constituencies in the community interact for the benefit of the urban forest.	
6. General awareness of trees as a community resource	Trees not seen as an asset, a drain on budgets.	Trees seen as important to the community.	Trees acknowledged as providing environmental, social and economic services.	Urban forest recognized as vital to Shovelbush environmental, social and economic wellbeing	The general public understanding the role of the urban forest <i>through education and participation</i>	*
7. Regional cooperation	Communities independent.	Communities share similar policy vehicles	Regional planning is in effect	Regional planning, coordination and /or management plans	Provide for cooperation and interaction among neighboring communities and regional groups.	

DRAFT Identified Key Objectives/Priorities
Shoreline's Urban Forest Strategic Plan
February 2014

1. Achieve climate-appropriate degree of tree cover, community-wide. (V1)*
 - a. Currently mapped urban tree cover using satellite imagery and included in city-wide GIS. (M2)*
2. Establish a tree population suitable for the urban environment and adapted to the regional environment. (V3) - Age and species diversity as well (V2,4)
3. Comprehensive inventory of the tree resource to direct its management. (M1)
 - a. Detailed understanding of the condition and risk potential of all publicly-managed trees. (V5)
 - b. Urban forest renewal is ensured through a comprehensive tree establishment program driven by canopy cover, species diversity, and species/age distribution objectives. (M6)
 - c. All public trees are managed with safety as a high priority. (M8)
4. Develop and implement a comprehensive urban forest management plan for private and public property. (M3)
 - a. The ecological structure and function of all publicly-owned natural areas are protected and, where appropriate, enhanced. (M10)
 - b. Preservation and enhancement of local natural biodiversity, where appropriate. (M7)
5. Develop and maintain adequate funding to implement a city-wide urban forest management plan. (M4)
6. Employ and train adequate staff to implement city-wide urban forestry plan/program. (M5)
 - a. Ensure all city departments and other public agencies cooperate with common urban forestry goals and objectives. (C1)
7. At the neighborhood level, citizens understand and cooperate in urban forest management. (C4)
 - a. The general public understanding the role of the urban forest through education and participation. The urban forest is recognized as vital to Shoreline's environmental, social, and economic well-being. (C6)

V = Vegetative Resource; M = Resource Management; C = Community Framework

= Criteria in component matrix

* = Already meet

Highlight = new priority from public feedback

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Attachment C



24 February 2014

The City of Shoreline
17500 Midvale Avenue North
Shoreline, WA 98133-4905

Attention: Maureen Colaizzi, Project Manager and Parkd Project Coordinator

Re: Shoreline Swimming Pool Repair /Replacement Needs Analysis,

ORB Architects, Inc. (ORB) and our team of engineers have performed the initial building conditions assessment for the Shoreline Swimming Pool. To date, we have performed an on-site visual inspections and reviewed available historical documentation.

The following attempts to summarize the array of findings by our team.

Summary to Date

In August 2013 our team performed an initial site investigation of the Shoreline Pool. In October, our team presented summary reports created by each discipline with cost estimates. Based on those summaries we then created a list of short-term and long-term needs recommendations.

Short-Term Needs

The short-term needs of the facility include those items which we have categorized as relating to health, safety, and welfare. This includes accessibility requirements in order to comply with the Americans with Disabilities Act (ADA).

In addition, we have categorized several items that would be beneficial in order to improve the operations of the facility making it more economically viable to operate in the short-term.

We estimate that completing the short-term needs of the facility would allow it to continue to operate for another 5 to 10 years, until

Long-Term Needs

In order to extend the life of the facility for the long-term there are some recommended additional scope items that would need to be performed. This includes more significant items at the facility that may not have favorable economic pay-back, but rather offer a community benefit that is less tangible.

These long-term measures would renew the life of the pool for another generation of users by adding an estimated 20 to 25 years of operations to the existing facility.

At that time, we also proposed some additional in-depth investigation tasks.

COMMUNITY INSPIRED ARCHITECTURE

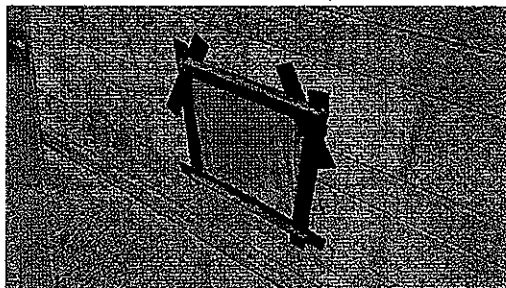
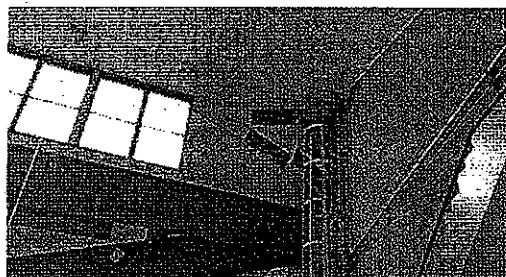
Additional Investigation

On Sunday, January 12th, 2014 BCRA conducted the additional in-depth investigation. These tasks included onsite air leakage testing and destructive investigation of some roof and wall areas to physically examine some of the internal structural conditions where it was suspected that water damage and/or rot may exist, or had existed in the past.

Fortunately, the additional investigation found that the conditions were as good as we could have hoped; and no significant internal rot found.

The air leakage was found to be at a rate of 0.4 cfm/sf, which is considered to be slightly below average, and is also the rate required for new buildings by the Washington State Energy Code. Therefore the Shoreline Pool building is actually performing slightly above average for air leakage. In general (and as expected) the air leakage appears to primarily come from the roof to wall connection, with some minor leakage round the clerestory windows as well.

The BCRA Assessment report has been updated to reflect the additional investigation.



Forward Thrust Pools

At the October 24th, 2013 Parks Board Meeting, it was asked "What is the status of other Forward Thrust ear pools?" To answer that question, I compiled the data our team had, as well as completed some research to fill in a few blanks about all 22 Forward Thrust Pools (which includes 7 Seattle Park indoor pools).

Of those 22 pools, only 3 have been closed down. Of those 3, 2 were essentially replaced by new pools, and one is being considered for renovation under private ownership.

Most pools were turned over by King County between 2002 and 2008 to a local jurisdiction. In nearly every case, the new owner was the city, a municipal park district, or a school. Many are operated by non-profit companies under contract with the jurisdiction.

When the pools were turned over, most pools also underwent some level of renovation improvement to extend the life of the pool facilities.

February Shut-Down Work

We understand that you are starting some maintenance and repair work today as part of your annual February shut down. The basis for most of the scope is from the recommendations we sent on October 31, 2013, with a few exceptions and some other regular maintenance tasks.

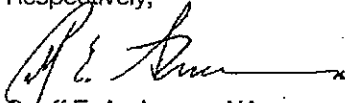
At the conclusion of this maintenance work, we will verify the completed tasks, and make sure to incorporate this into the final report.

Next Steps

Per the scope of work description, we have now nearly completed all the tasks and based upon any comments received regarding the additional investigation shall begin to wrap up the final report document.

One remaining task that we shall need to work on the formatting of with the City is the presentation of data for the future Asset Management Database. We have a sample from a prior job that we could use as a guide.

Respectively,



Geoff E. Anderson, AIA
Principal

10/31/2013

Shoreline Pool Assessment

Building Maintenance and Improvement Recommendations

	Recommended Task	Short-Term Need	Operational Cost Savings	Cost Totals
Pool Tank & Deck				
4	Repair Pool and Deck Tile	X		\$63,000
3	Add Depth Markings and No Diving Symbol Tiles	X		\$4,000
7	Provide a Screened Cage at Gutter Outlet Pipe	X		\$600
	SUBTOTAL	\$67,600		
Building Enclosure /Structure				
4	Roof Repairs & Cleaning, Gutter & Downspout Repairs, Trim Overhanging Trees	X		\$5,000
	SUBTOTAL	\$5,000		
Building Interiors				
1	Repair Damaged Tile at Base of Walls	X		\$1,500
	SUBTOTAL	\$1,500		
Site / Civil				
1	Maintenance - clean storm drains and downspouts	owner		\$0
Miscellaneous				
2	Replace Damaged Dressing Room Sink/Counter Supports	X		\$400
	SUBTOTAL	\$400		
ADA				
2	Add Vertical Grab Bars to ADA Toilet Stalls	X		\$300
4	Install Insulated Cover at Waste Pipes and Traps	X		\$400
	SUBTOTAL	\$700		
Mechanical - HVAC / Plumbing				
1	Clean and balance HVAC systems (controls contractor review)	X	X	\$24,000
3	Replace Lineal Diffusers at Pool Deck	X	X	\$16,000
	SUBTOTAL	\$40,000		
Mechanical - Pool				
2	Replace Chemistry Controller	X		\$15,000
11	New Digital Flow Meter	X		\$6,000
12	Make-up Water Monitoring System	X		\$3,000
	SUBTOTAL	\$24,000		
Electrical				
	SUBTOTAL	\$0		
	Total All Scope Items	\$139,200		\$139,200

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16 October 2013

The City of Shoreline
17500 Midvale Avenue North
Shoreline, WA 98133-4905

Attention: Shoreline Parks Board

Re: Shoreline Swimming Pool Repair /Replacement Needs Analysis, Initial Assessment

ORB Architects, Inc. (ORB) and our team of engineers have performed the initial building conditions assessment for the Shoreline Swimming Pool. To date, we have performed an on-site visual inspections and reviewed available historical documentation.

The following attempts to summarize the array of findings by our team. Dozens of pages of data have been generated to this point by BCRA for the Building Envelope, PCS Structural Solutions, Enginuity for the plumbing and mechanical, and Cross Engineers for the electrical. All of our final data will be provided in the final report delivered to the City of Shoreline.

Approach

Our approach for this project is to identify all the existing maintenance and deficiency items in the building as well as envision future improvements that will allow it to operate or perform better.

Short-Term Needs

The short-term needs of the facility include those items which we have categorized as relating to health, safety, and welfare. This includes accessibility requirements in order to comply with the Americans with Disabilities Act (ADA).

In addition, we have categorized several items that would be beneficial in order to improve the operations of the facility making it more economically viable to operate in the short-term. This includes some maintenance items as well as items that might be classified as "low-hanging fruit" related to improving the energy efficiency of the building. The final report will provide more detail on our assumptions of the cost benefits as compared to current operating costs.

We estimate that completing the short-term needs of the facility would allow it to continue to operate for another 5 to 10 years, until

Long-Term Needs

In order to extend the life of the facility for the long-term there are some recommended additional scope items that would need to be performed. This includes more significant items at the facility that may not have favorable economic pay-back, but rather offer a community benefit that is less tangible. It would include things like significant upgrades to the pool and systems as well as architectural changes and seismic upgrades to the buildings.

These long-term measures would renew the life of the pool for another generation of users by adding an estimated 20 to 25 years of operations to the existing facility.

COMMUNITY INSPIRED ARCHITECTURE

Assessment

The pool facility is approximately 14,400 SF with a 215,820 gallon swimming pool, built around 1970 with Forward Thrust funds. A lobby addition and changing room upgrades were done in 2001.

Based on the initial investigations, we can tell that the Shoreline Pool has been well cared for. In general, the facility appears to be in good condition. In fact, we observed that as compared to other Forward Thrust Pools our team has evaluated, the Shoreline Pool is in better condition than most. That being said, there are some items that are near the end of their useful life, and the building is not very energy efficient.

All "square box" lap pools operate at a loss and require some form of a subsidy in order to operate. As pools age, the cost to operate, and hence that subsidy, is bound to increase as more and more maintenance is required and systems become less efficient. If maintenance items are deferred, that cost will accumulate, and become more of a burden on the community. In order to better understand these costs at Shoreline Pool, we have requested operational data from the last couple years. Finding ways of cutting operational costs alone could add life to the facility by allowing it to be more viable to operate.

For this summary we are focused primarily on the short-term recommendations. While there are some repair and maintenance items that cannot be ignored, it is important to also make the point that the swimming pool facility cannot viably operate without addressing the buildings considerable energy consumption – much of it lost through the minimally insulated building.

Included with this Initial Investigation summary is an Area of Magnitude cost breakdown of most of the items that have been identified by our team. The costs are separated by the recommended short-term actions as well as the long-term actions. These costs will continue to evolve and be refined as more information is known, and will be provided in the final report.

Shoreline Pool Recommendations

Our goal is to identify and recommend a range of maintenance items that are inevitable with building of this age, as well as recommend upgrades that can improve the facility in general.

The following are some of the short-term actions we recommend. See the attached spreadsheet:

- Repair and replace tiles around the pool, while also adding code compliant depth markings and reconfiguring the pool wall to correct eh diving profile
- Repair the concrete deck and improve some areas of deck drainage
- Repairs to the Building Envelope, including sealing the masonry and rebuilding the clerestory's with new insulated walls, thermal glazing, and metal siding.
- Replace the natatorium ceilings with new insulated enclosure and finishes. Check the condition of the plywood diaphragm, and provide seismic improvements
- Replace exterior doors
- Replace the concrete slabs at the changing room to provide sanitary drainage and resolve moisture problems with new capillary break and vapor barrier
- Replace aging gutters and downspouts and prune trees to protect the building
- Provide ADA improvements such as vertical grab bars at restroom stalls, and shower stalls
- Clean, balance, and retro-commission the mechanical system
- Provide new chemistry controller for the pool system
- Provide covers at the filter tank and pool for energy conservation
- Upgrade lighting throughout for better quality, and controls

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Some of the more long-term solutions for the pool would be to replace some or all of the pool decks, re-plaster the pool and replace the bulkhead.

Long-term mechanical improvements include additional water quality and energy efficiency items that may not have quick pay-back periods such as a HVAC heat reclaim, UV treatment, and replacement of aging water piping systems.

Additionally, as a long-term item, we would recommend upgrading the structure to meet current seismic codes.

Next Steps

Per the scope of work description, this Initial Conditions Assessment Summary for the Shoreline Swimming Pool provides a description of the findings of our team based on one day of on-site review. This summary has been prepared for discussion purposes with the Shoreline Parks staff in preparation for the Parks Board meeting.

The following information is requested from the City of Shoreline:

- The past year or two of operational cost data
- Utility usage (bills) - *partially received*

As noted in the scope of work description, based on our initial investigation, we are requesting some further investigations. If deemed worthwhile, these could help refine the data regarding scope and costs. The additional investigation requested is as follows:

- Perform additional infrared thermography done under optimum climate conditions, (December?) and perform Air Leakage Testing of the entire building. These tasks would be performed on the same visit to save on fee. The purpose of these investigations is to better understand how some of the recommended building improvements improve the energy efficiency
- Open up a portion of the ceiling (north side?) and clerestory walls (access at ladder?) to check for rot
- Hire a diver with a camera to investigate the condition and type of pool piping that exists under the pool at the return (or perform during the February shut-down)
- Review the existing pump motors to better understand the implementation of a VFD option

Continuing with our assessment through Task 2 would entail gathering more detailed information as described above that will help in preparing of a more refined scope, analysis of the benefits to the facility, and more accurate cost estimates.

Respectively,



Geoff E. Anderson, AIA
Principal

Shoreline Pool Assessment

Building Maintenance and Improvement Recommendations

	Recommended Task	Short-Term Need	Long-Term Need	Operational Cost Savings	Cost Totals
Pool Tank & Deck					
1	Chemical Grout Cracks at Bottom of Pool		3-5 years		\$3,000
2	Re-Plaster Pool		3-5 years		\$130,000
4	Repair Pool and Deck Tile	X			\$63,000
3	Add Depth Markings and No Diving Symbol Tiles	X			\$4,000
5	Reconfigure Diving Well Bottom Profile	X			\$13,000
6	Replace Movable Bulkhead		X		\$130,000
7	Provide a Screened Cage at Gutter Outlet Pipe	X			\$600
8	Improve Drainage at Pool Deck (address ponding areas)	X			\$700
9a	Option A - Repair Pool Deck at North Deck Cracked Areas This option would repair and coat the area	Note: X			\$20,000
9b	Option B - Replace Pool Deck at North Deck Cracked Areas Note: This option would remove & replace slabs to match		X		\$37,000
10	Repair Lineal Diffuser Concrete Curbs	X			\$26,000
Building Enclosure /Structure					
1	Re-seal masonry (water repellent), Patch Cracks and Voids	X		X	\$23,000
2	Replace Metal Siding and Repair/Insulate Clerestory Walls	X		X	\$44,000
3	Roof Structure/Ceiling Repairs, Add Insulation & Acoustic Panels, Paint Trim & Beams (includes remove & re-hang ceiling light fixtures and ceiling supported pipes & ducts)		X	X	\$270,000
4	Roof Repairs & Cleaning, Gutter & Downspout Repairs, Trim Overhanging Trees	X			\$5,000
5	Replace Roofing		10 years		\$115,000
6	Replace Clerestory Windows, Paint Trim & Beam Below	X		X	\$40,000
7	Replace Damaged Exterior Metal Doors	X		X	\$8,000
8	Replace Balance of Exterior Metal Doors		X		\$8,000
9	Add an Entry Vestibule		X	X	\$43,000
10	Seismic - Roof Diaphragm and Ties to CMU Walls Note: This work also requires Items 3 and 5 above to be done at same time for a complete system assembly	not req'd	X		\$200,000
11	Seismic - Bracing Pipes/Furnishings	not req'd	X		\$18,000
12	Dry Rot Repair - Wood Roof & Wall Construction	Further Investigation is Required			TBD
Building Interiors					
1	Repair Damaged Tile at Base of Walls	X			\$1,500
2	Remove Access Panel in Upper Level Men's Room		X		\$500
3	Replace Lobby & Dressing Room Floor Finishes, Replace Slabs at Dressing Rooms and Add Floor Drains, Provide Ground Water Control with VR & CWB Below Dressing Room Slabs	X			\$146,000
4	Replace Rusted Interior Metal Door Frames and Hinges; reuse balance of hardware	X			\$18,000
Site / Civil					
1	Maintenance - clean storm drains and downspouts	owner			\$0
Miscellaneous					
1	Front Desk Upgrades, Remove Projections & Add Coiling Door		X		\$10,000
2	Replace Damaged Dressing Room Sink/Counter Supports	X			\$400
3	Replace Mounting Feet at Filter Tank	X			\$2,500

Shoreline Pool Assessment

Building Maintenance and Improvement Recommendations

	Recommended Task	Short-Term Need	Long-Term Need	Operational Cost Savings	Cost Totals
ADA					
1	Add Access to Upper Floor (Elevator) and Reconfigure Restrooms for Accessibility	Cost Prohibitive			
2	Add Vertical Grab Bars to ADA Toilet Stalls	X			\$300
3	Provide 3rd Wall with Grab Bar at ADA Showers	X			\$2,500
4	Install Insulated Cover at Waste Pipes and Traps	X			\$400
5	Provide ADA Lockers in Dressing Rooms	X			\$10,000
6	Provide ADA Bench in Dressing Rooms	X			\$3,000
Mechanical - HVAC / Plumbing					
1	Clean and balance HVAC systems	X		X	\$24,000
2	Retro-commissioning system w/controls	X		X	\$45,000
3	Replace Lineal Diffusers at Pool Deck	X		X	\$16,000
4	Repair AC in meeting room	X			\$1,000
5	Replace upper level restroom fixtures		X	Min. - water usage	\$4,000
6	Add VFD to exhaust fans	X			\$5,000
Mechanical - Pool					
1	Replace DE filters with Pressure DE system (includes platform over existing tank and electrical service)		X		\$165,000
2	Replace Chemistry Controller	X			\$15,000
3	ADD UV System (includes electrical services)		X		\$62,000
4	Replace Pool Tank Piping Below Pool Bottom	Further Investigation is Required			
5	Replace Pool inlet Covers (at time of new piping)		X		
6	Provide Solid Cover at Filter Tank for Vapor Control	X		X	\$16,000
7	Provide Pool Cover and Wall Mounted Storage Reels (includes electrical service for motor operators)	X		X	\$147,000
8	Replace Pool Water Piping (in mech room)		X		\$50,000
9	Replace Pool Pump with VFD Pump (remove Griswold valve)		X	X	\$12,000
10	Replace Pool Water Heat Exchanger (new in '01)		X	X	\$10,000
11	New Digital Flow Meter	X			\$6,000
12	Make-up Water Monitoring System	X			\$3,000
13	Add High Efficiency Boiler for Pool Water (location?)		X	X	\$30,000
14	Permanent Plug Pool Drain Valves in Sump Pit		X		\$700
15	Reduce Pool Water Temperature	X		X	\$0
16	Add Solar Hot Water (roof loading?)	Further Investigation is Required			\$0
Electrical					
1	Provide New Lighting at Meeting Room w/ Controls (includes ceiling and hvac grille work)	X		X	\$20,000
2	Provide New Lighting at Natatorium w/ Controls	X		X	\$96,000
3	Provide New Lighting at Exterior of Building w/ Controls	X		X	\$33,000
4	Provide New Lighting at All Other Areas w/ Controls	X		X	\$70,000
5	New sound system (includes lifeguard chair com system)	X			\$60,000
Total All Scope Items					
		\$988,900	\$1,298,200		\$2,287,100
Estimated Replacement Cost for "like" Building					
					\$4,500,000